



Chairman Phil Mendelson

AN AMENDMENT (#1)
Bill 24-1, "Comprehensive Plan Amendment Act of 2021"
(Committee Print Version)
May 4, 2021

(a) Section 2 is amended as follows:

(1) Section 2(a)(4) is amended as follows [Future Land Use Map]:

“(FF) The change shown as the Mayor’s proposed amendment #1920 is rejected in part. The area north of ~~Evarts~~ Franklin Street, NE retains the existing FLUM designation of Production Distribution Repair. The area generally south of Franklin Street NE and bounded by the centerline of the alley approximately 100 feet north of Evarts Street NE and the centerline of the alley that is approximately 100 feet west of 10th Street NE and 280 feet west of 10th Street NE is changed to Medium Density Residential / Production Distribution and Repair.”

Rationale: This corrects a typographical error with Evarts Street, and creates a transition area between the high-density designation and the townhouse neighborhoods to the east.

“(GG) The change shown as the Mayor’s proposed amendments #2419.2 and 2419.3, to the area generally west of the Metrorail line and extending between R Street to W Street NE, is rejected. The area retains the existing FLUM designation of Production Distribution and Repair, except for that portion of #2419.2 located west of 5th Street NE, which is changed to Moderate Density Residential / Production Distribution and Repair.

Rationale: The rejection of the Mayor’s proposals reflects the interest in maintaining Production Distribution and Repair lands without striping. This amendment responds to neighborhood interest in a mix of land uses more compatible with residential uses from the neighborhoods located to the west of the site.

“(OO) The change shown as the Mayor’s proposed amendment #9903, to the area generally on the southwest corner of D Street SE and 14th Street SE west of Kentucky Avenue SE ~~is rejected~~ is changed from Commercial Low Density / Residential Medium Density is changed to Commercial Low Density / Residential Moderate Density. The area retains the existing FLUM designation of Commercial Low Density.”

Rationale: The amendment modifies the Mayor’s proposed amendment #9903 from a Low Density Commercial / Medium Density Residential to a Low Density Commercial / Moderate Density Residential designation.

(SS) Square 2596, Lots 1057 and 1054, generally located on the south side of Mount Pleasant Street, NW along Kenyon Street NW are changed from Low Density Commercial to Moderate Density Residential / Low Density Commercial.

Rationale: This amendment to the FLUM provides additional opportunities for residential development.

(TT) The property located at 3515 Wisconsin Avenue NW, Lot 0020, Square 1911 and occupied by the Washington Ballet is changed from Moderate Density Residential to Institutional / Medium Density Residential.

Rationale: The Washington Ballet currently occupies the lot at 3515 Wisconsin Avenue NW. To accommodate future expansion on the site and specifically lot coverage, not medium density uses. The proposed change will also allow the site to conform to its current institutional use. The site is within the Future Planning Analysis Area for Wisconsin Avenue, and thus will need to conduct planning studies prior to any rezoning requests.

(UU) Square 5126, Lots 92, 808, and 810, generally bounded by 44th Street, N.E. and Sheriff Road, N.E. and currently Moderate Density Residential is changed to Low Density Commercial / Moderate Density Residential.

Rationale: Good Success Christian Ministries and its affiliate Good Success Community Development Corporation seek to use the parcels for the development of 4401 Sheriff Road, NE, Washington, DC 20019 with 20-30 units of affordable senior housing (and space for activities), a café, and a church sanctuary and offices. The proposed FLUM change will enable the church to secure the Zoning Commission approvals necessary to deliver the project.

(VV) Lot 13 in Square 5545, Parcel 02060122 and Parcel 02060066, at the northeast corner of the intersection of Pennsylvania Avenue SE and 30th Street SE and currently designated Low Density Residential is changed to Moderate Density Residential.

Rationale: Pennsylvania Avenue Baptist Church is seeking to develop 30 or more senior affordable housing units, affordable and market rate townhomes and condos, a multiunit 100% affordable housing building, 43,000 square feet of retail that includes flexible space for the community, and about 26,000 square feet for a community-based organization.

(WW) Square 6170S Lots 35, 36, 38, 807, 808, 809, and 810, generally bounded by Brandywine Street SE to the north, Chesapeake Street SE to the south, 1st Street, SE to the east, and a public alley to the west is changed from Moderate Density Residential to Moderate Density Residential / Low Density Commercial.

Rationale: The amendment would allow the Southeast Tabernacle Church to pursue on seven sites it owns affordable housing and expanded church services through the additional density and

flexibility afforded by a mixed-use zone. The proponent indicates that the church is not seeking future commercial development.

(2) Section 2(a)(5) is amended as follows [Generalized Policy Map]:

(A) Section 2(a)(5)(B) is amended to read as follows:

“(B) The description of the Future Planning Analysis Area is amended to read as follows: **“As further discussed in Sections 2503.2 and 2503.3 of the Implementation Element, Areas of large tracts or corridors where future analysis is anticipated to ensure adequate planning for equitable growth development. Boundaries shown are for illustrative purposes. Final boundaries will be determined as part of the future planning analyses process for each area.** Planning analyses generally establish guiding documents ~~including, but not limited to, Small Area Plans, development frameworks, technical studies, retail strategies, or design guidelines.~~ Such analyses shall precede any zoning changes in this area. The planning process should evaluate current infrastructure and utility capacity against full build out and projected population **and employment** growth. Planning should **also** focus on issues most relevant to the community that can be effectively addressed through a **neighborhood** planning process. **Individual planning analyses may study smaller areas than the Analysis Area.**”

“For the purposes of determining whether a planning analysis is needed before a zoning change, the boundaries of the Future Planning Analysis Areas shall be considered as drawn. The evaluation of current infrastructure and utility capacity should specify the physical or operational capacity both inside the boundaries and any relevant District-wide infrastructure available.””

Rationale: This provides a cross reference to sections that further describe development proposals that may be considered in Future Planning Analysis Areas prior to completion of planning analyses, or that provide substantial deeply affordable housing.

(B) Section 2(a)(5) is amended by adding a new subparagraph (E) to read as follows:

“(E) The Future Planning Analysis Area located around Benning Road NE, east of the Anacostia River, is removed.”

Rationale: This amendment (1) removes a portion of the southern end of the Wisconsin Avenue Future Planning Analysis Area; and (2) the Future Planning Analysis Area East of the River is also removed. Rather than assigning a Future Planning Analysis Area along this corridor, a more tailored approach is added in language in the Far Northeast and Southeast Element encouraging planning studies at various locations along Benning Road to occur in concert with already occurring efforts in support of future development as indicated below.

(b) Section 3 is amended as follows [Master Facilities Plan]:

(c) Section 4 is amended as follows [PDR Land Use Study]:

"(a) No later than By January ~~2025~~ **2024**, ~~or one year prior to initiating the full rewrite of the Comprehensive Plan, if~~ earlier, the Office of Planning shall provide to the Council a report giving additional guidance on the following:

"(1) Identification of the amount, location, and characteristics of land sufficient to meet the District's current and future needs for Production Distribution and Repair (PDR) land;

"(2) Quantifiable targets for PDR land retention; and

"(3) Strategies to retain existing and accommodate future PDR uses, particularly for high-impact uses.

"(b) Further, the study will address the Council's concern that mixing other uses, particularly residential, with PDR uses will create economic conditions and land use conflicts that will reduce land and areas available for PDR uses, particularly high-impact uses.

"(c) Any strategies to expand PDR land designations or accommodate future PDR uses shall prioritize areas that do not currently have a disproportionate amount of PDR-designated land. Strategies should consider technological advances or efficiency measures to utilize PDR land more effectively. The study shall incorporate racial equity analyses.

"(ed) This study shall be completed prior to or concurrent with any future planning analyses in the New York Avenue NW corridor."

Rationale: The proposed changes would move up the land use study by one year, and would require additional parameters for the plan, including incorporating racial equity analyses.

(d) The individual elements attached to the Committee Print are amended as follows:

Chapter 3: Land Use

304.6 Washington is a city of distinctive neighborhoods. The terms "neighborhood character" and "historic character" are used extensively in the Land Use Element and other elements. Neighborhood "character," however, has been a term associated with exclusion and discrimination by race, income, religion, and other categories. As used in the comprehensive plan, neighborhood "character" and historic "character" reflect the sense of place defined by neighborhood architecture, visual landmarks and vistas, streets, public spaces, and historic or cultural places; for instance, the differences between the Anacostia and Bloomingdale neighborhoods. This term must not be construed to refer to the characteristics of people living and working in these areas. Many policies referencing neighborhood character also speak to the interest in improving affordability and racial equity, recognizing the potential balance needed between policy objectives.

Rationale: Defining neighborhood character and discussing its historic and current use was noted in the Racial Equity Analysis report. This section is located at the beginning of the Land Use Element in a section that discusses growth through an equity lens and is intended to apply throughout the Comprehensive Plan.

305.11 *Policy LU-1.1.52.4: Urban Mixed-Use Neighborhoods*

Encourage new mixed-use neighborhoods combining high- density residential, office, retail, cultural, and open space uses in the following areas: [...]

The location of these areas is shown in the Central Washington, and Lower Anacostia Waterfront/Near Southwest Area Elements. Land use regulations and design standards for these areas should require that they are developed as attractive pedestrian-oriented neighborhoods, with high- quality architecture and public spaces. Housing, including affordable housing, is particularly encouraged and ~~should~~ **must** be a vital component of the future land use mix. As areas continue to redevelop, community engagement and actions shall be undertaken to retain existing residents, particularly communities of color and vulnerable populations, and enable them to share in the benefits of area redevelopment while addressing adverse short and long-term impacts.

305.13 *Policy LU-1.2.6: CEA Edges*

Support the retention of ~~the established~~ residential neighborhoods adjacent to the CEA. Appropriate building setbacks, lot coverage standards, and transitions in land use intensity and building height shall be required along the edges of the CEA to protect the integrity and scale of adjacent neighborhoods and to establish a compatible relationship between new structures and the existing neighborhood fabric. 305.13

310.7 *Policy LU-2.1.1: Variety of Neighborhood Types*

Maintain a variety of neighborhoods, ranging from low-density to high-density. The positive elements that create the identity and **design** character of each neighborhood should be preserved and enhanced while encouraging the identification of appropriate sites for new development and/or adaptive reuse to help accommodate population growth and advance affordability, **racial equity**, and opportunity. 310.7

310.9 *Policy LU-2.1.2: Neighborhood Revitalization*

Facilitate neighborhood revitalization by focusing District grants, loans, housing rehabilitation efforts, commercial investment programs, capital improvements, and other government actions in those areas that are most in need, especially where projects advance equitable development and racial equity, and create opportunities for disadvantaged persons. Engage and partner in these efforts with the persons intended to be served by revitalization, **especially residents**. Use social, economic, and physical indicators, such as the poverty rate, the number of abandoned or substandard buildings, the crime rate, and the unemployment rate, as key indicators of need. 310.9

Rationale: These amendments are intended to strengthen language around racial equity and resident engagement. The only word change in Policy LU-1.1.52.4 is ~~should~~ **must**.

306.11 *Policy LU-1.3.5: Public Benefit Uses on Large Sites*

Given the significant leverage the District has in redeveloping properties that it owns, include appropriate public benefit uses on such sites if and when they are reused, and involve the public in identifying benefits. Examples of such uses are housing, especially **deeply** affordable housing, and housing serving families, older adults, and vulnerable populations; new parks and open spaces; health care and civic facilities; public educational facilities and other public facilities; and uses providing employment opportunities for District residents. 306.11

Rationale: This amendment is added to emphasize the interest in using publicly controlled sites for deeply affordable housing.

307.14 *Policy LU-1.4.5: Development Along Corridors*

Encourage growth and development along major corridors, particularly priority transit and multimodal corridors. Plan and design development adjacent to Metrorail stations and corridors to respect the character, scale, and integrity of adjacent neighborhoods, using approaches such as building design, including appropriate transitions, ~~or~~ and buffers, while balancing against the District's broader need for housing. 307.14

310.10 *Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods*

Recognize the importance of balancing goals to increase the housing supply, including affordable units, and expand neighborhood commerce with parallel goals to ~~protect neighborhood character~~, preserve historic resources, ~~and restore the environment~~ advance environmental and sustainability goals, and further Fair Housing. restore the environment. The overarching goal to create vibrant neighborhoods in all parts of the District requires an emphasis on conserving units and character in some neighborhoods and revitalization in others, including inclusive and integrated growth and meeting communities and public facility needs. although a All neighborhoods have a role to play in helping to meet broader District-wide needs, such as affordable housing, public facilities, and more. 310.10

310.12 *Policy LU-2.1.5: Support Low-Density Neighborhood*

Support and maintain the District's established low-density neighborhoods and related low-density zoning. However, through additional study develop strategies to diversify housing options and affordability. Carefully manage the development of vacant land and alterations to existing structures to be compatible with the general design character and scale of the existing neighborhood and preserve civic and open space. 310.12

310.15 *Policy: LU-2.1.8 Explore Approaches to Additional Density in Low and Moderate Density Neighborhoods*

Notwithstanding Policy LU-2.1.5, explore approaches, including rezoning, to accommodate a modest increase in density and more diverse housing types in low-density and moderate density neighborhoods where it would result in additional housing and particularly affordable housing. Build upon the guidance of the April 2020 Single Family Housing Report to diversify the cost of housing, available in high-opportunity, high-cost low and moderate density neighborhoods, especially near transit. However, neighborhood planning and engagement is a condition predicate to any proposals. Infill and new development shall be compatible with the ~~general~~ design character of existing neighborhoods, ~~and m-~~ Minimize demolition of housing in good condition. 310.15

Rationale: These amendments provide stronger language to explore options for modest increases in density to support housing goals in low and moderate density neighborhoods.

315.2 Washington, DC's industrial land exists ~~largely in part~~ because of historic development factors that made certain areas suitable for these uses or unsuitable for residential and commercial development. Such factors include proximity to road, rail, or water routes needed to transport heavy goods, relative isolation from residential areas, and effects of noisy or noxious uses and infrastructure. Where these factors remain, PDR facilities are likely to continue to be an appropriate use of this land. Since much of this land has always been devoted to industrial use, many of Washington, DC's prominent examples of historic

industrial architecture are located here. Of the 25 properties identified as potentially significant in the DC State Historic Preservation Office's 1991-1992 historic resources study of District warehouses and workshops, 16 have received historic designation. 315.2

315.3 **Additionally, racial discrimination including local and federal policies affected the site selection of industrial uses in the District. A challenge today is recognizing that industrial land is almost entirely located proximate to predominantly low-income (i.e. Black) neighborhoods. Accordingly, there are racial equity and environmental justice concerns about the use of PDR lands. 315.3**

316.2 *Policy LU-3.2.1 Retain Areas for Industrial Uses*
Retain an adequate, appropriate supply of industrial land designated for the range of Production, Distribution, and Repair (PDR) uses to meet the District's current and future PDR activities and economic needs. These needs include public works functions, retail warehousing, transportation storage and maintenance, **construction staging such as concrete manufacturing,** and back-office service needs. These services are essential to support the local economy. **This policy recognizes that these services are a benefit to the entire District, yet impacts are disproportionately borne by those residents living in close proximity to industrial uses; therefore, opportunities to reduce or eliminate environmental impacts, abate nuisances, and ensure residents have neighborhood services and amenities shall be considered. The supply of PDR-designated land should not fall below its current level. Accordingly, efforts to convert PDR land to other uses must be resisted. Any further designation of PDR land must consider the racial impact, and ideally should be designated throughout the District.** Zoning regulations and land use decisions shall continue to preserve active and viable PDR land uses while considering compatible uses and development under standards established within PDR zoning. Economic development programs should work to include the retention of PDR uses. 316.2

316.3 *Policy LU-3.2.2 Retain Areas for High-Intensity Industrial Activities*
Within the supply of land retained for PDR uses, ensure adequate areas are provided for essential and high **intensity-impact** PDR uses such as municipal services, utilities, and asphalt and concrete batch plants. Uses such as retail, office, or residential, if considered, must be accessory to these PDR facilities, and must not overwhelm the PDR use or pose potential conflicts in use. Users of these areas must minimize any adverse impacts on adjacent areas **with that have** more restrictive land uses. 316.3

316.4 *Policy LU 3.2.3: Retain and Support PDR Uses in Areas Designated for Mixed PDR Uses*
To promote long term retention of PDR uses, development on areas striped to include PDR on the Future Land Use Map must include **PDR industrial** space intended for use during the life of the project, and on sites containing existing **PDR-industrial** space the amount of **PDR industrial** space on-site should be substantially preserved. The mix of uses and site design of these areas must support the long-term retention of PDR uses, and minimize potential conflicts with PDR uses. PDR uses that are less intense and/or have less impacts may be more appropriate for striped PDR sites. Use the Ward 5 Industrial Land Transformation Study recommendations to guide current and future uses and redevelopment in that area. 316.4

Rationale: These amendments clarify the direction to retain existing designations of PDR land and add information regarding the racial equity issues associated with current over-concentrations of PDR uses.

- 316.20 *Action: LU-3.2.F PDR Land Use Retention Study*
Prepare a study for submittal to the Council on the following: (1) identification of the amount, location, and characteristics of land sufficient to meet the District's current and future needs for PDR land; (2) quantifiable targets for PDR land retention; and (3) identification of strategies to retain existing and accommodate future PDR uses, particularly for high impact uses. Any strategies to expand PDR land designations or accommodate future PDR uses shall prioritize areas that do not currently have a disproportionate amount of PDR-designated land. Strategies should consider technological advances or efficiency measures to utilize PDR land more effectively. The study shall incorporate racial equity analyses. Further, the study will address the Council's concern that mixing other uses, particularly residential, with PDR uses will create economic conditions and land use conflicts that will reduce areas available for PDR uses. Any industrial zoning use changes as identified in Action LU-3.2.A must be informed by this study.

Rationale: This study will provide detailed information to assess the District's current and future land needs for industrial uses, to inform policy choices regarding retaining land for PDR uses and expanding PDR land outside of areas of existing concentration.

Chapter 4: Transportation

- 409.12 *Policy T-2.2.7: TNCs*
Monitor the impacts of TNCs on the District's transportation network, encourage companies to reach underserved areas of Washington, DC and incentivize shared rides. TNCs should complement existing mobility services, including public transit, bikeshare, and car-sharing services. TNCs should not increase overall vehicular traffic volumes or cause significant mode shifts from public transit or zero-emission transportation options. Increase efforts to ensure TNC driver compliance with applicable traffic laws, particularly bike lane safety regulations and other Vision Zero policies. 409.12
- 411.7 *Policy T-2.4.3: Traffic Calming*
Continue to address traffic-related safety issues through carefully considered traffic-calming measures. Expedite processes for implementing traffic calming measures at locations and corridors identified as having the highest number of incidents involving bicyclists and pedestrians. 411.7
- 422.9 *Action T-3.8.E: Consolidate Intercity Buses at Union Station*
Coordinate with the Federal Transit Administration (FTA), Federal Railway Administration (FRA), Amtrak and the Union Station Redevelopment Corporation to promote the inclusion consolidation of intercity buses in the transportation hub expansion plan. Explore termination of the lease agreement with the Union Station Redevelopment Corporation for bus parking at the Crummell School site in Ivy City to allow for other uses. 422.9
- 430.5 *Policy T-5.2.3: EV Transit*
Encourage-Require the use of EVs for the DC Circulator, WMATA buses, and, if available, trucks used by DPW. The implementation of a fully electric fleet will reduce tailpipe emissions and reduce noise pollution in neighborhoods. WMATA must develop a timeline for bus fleet conversion to EVs that enables the District to meet its greenhouse emission reduction targets and promotes environmental justice by reducing diesel emissions in predominantly Black and Brown neighborhoods. 430.5

Rationale: These changes are intended to: provide guidance regarding TNCs as part of the District's multimodal transportation system; promote bicycle and pedestrian safety consistent with Vision Zero and other District objectives; encourage the steps to consider an existing, vacant bus lot for other community-desired uses; and strengthen language around public transit EV conversions.

Chapter 5: Housing

500.6b Section 224 of the Framework Element of the Comprehensive Plan explains the relationship between the Comprehensive Plan, including the Future Land Use Map (FLUM) and Generalized Policy Map (GPM), and zoning. By District Code, the "Zoning maps and regulations, and amendments thereto, shall not be inconsistent with the comprehensive plan..." The Zoning Commission considers the text, policies and maps in reviewing zoning designations. Section 227 in the Framework Element includes the definitions for the categories used on the Future Land Use Map, such as Low Density Commercial or Medium Density Residential. These categories are not zoning but are used by the Zoning Commission in reviewing various zoning requests. Each land use category definition identifies a representative zoning district appropriate to this designation, and states that other zoning districts may apply. The Comprehensive Plan policies and FLUM play an important role in guiding future growth, including housing. 506.b

Rationale: This is intended to cross-reference the Framework Element's sections on the relationship between the comprehensive Plan and zoning designations and decisions that influence future growth, including housing supply. 500.7

500.7c Affordable housing in the Comprehensive Plan is defined as housing in which occupancy is limited to households ~~meeting special income guidelines~~ earning 80 percent or less of the median family income (MFI) of an area as annually determined by the U.S. Department of Housing and Urban Development (HUD). HUD standards are used by many federal programs that fund affordable housing. The price of this housing is maintained at a level below what the free market would demand using restrictive deeds and covenants, and financed by grants, mortgage subsidies, vouchers, tax credits, or through land use tools. The maximum monthly cost to a household of affordable housing is limited to 30 percent of the targeted household's income limit (which varies according to the number of people in the household). ~~different affordable housing programs are benchmarked, or targeted, to specific income groups based on the levels of median family income (MFI) of an area as annually determined by the U.S. Department of Housing and Urban Development (HUD).~~ Affordable housing developments often set prices near or at the top of their targets, while eligibility is open to households across their range of income targets. This can lead to residents of affordable housing having monthly housing costs that, although subsidized, are higher than 30 percent of their actual income. Public housing, vouchers, and a few small federal programs are exceptions in which each household's monthly housing cost is based on their specific income.

The benchmarked, ~~or targeted,~~ incomes for the Washington metropolitan area in 2017 are shown in ~~Figure 5.1 the figure~~ below. The ~~figure shows~~ the major ~~housing assistance~~ programs ~~for affordable housing and the incomes eligible for each~~. In 2017, the MFI for a family of four was \$110,300. For the purposes of the Comprehensive Plan, the terms extremely low-, very low-, low-, and moderate- income correspond to up to 30 percent, 50 percent, 80 percent, and 120 percent of the MFI, respectively.

~~Throughout this element, references to affordable housing mean housing available to households earning 80 percent of the MFI or less, using 30 percent of the household's income.~~ It is important to note that use of a regional MFI skews **high for the District, information.** In 2017, for example, the actual median household income, rather than MFI adjusted by family size, was \$82,372 in the District and \$99,669 for the DC metropolitan area. Affordability in the District is further skewed given the District's comparatively higher market rate housing costs. The 2017 median value for homes in the District is \$607,00 compared to \$424,000 for the metropolitan area. given its comparatively higher housing costs compared to the region. Further, the regional MFI does not disaggregate and consider information by race, an important consideration given the income gap for communities of color in the District, with the MFI for Black households in the District less than the MFI for white households. The 2017 median income for Black families in the District is \$51,114 (less than 50 percent of the MFI), while it is \$190,957 for white families in the District. Proportionately, this means that more Black families are likely to fall within the extremely low and very low-income categories, as shown in Figure 1, below. Fewer Black households will be able to afford housing in the low- or moderate-income categories. 500.7c

500.7e By contrast, market rate housing is defined as housing with rents or sales prices that are allowed to change with market conditions, including increased demand. Some market rate housing may be naturally occurring affordable housing that moderate and some low-income households can afford. However, the supply of naturally occurring affordable units can be unstable due to potential pressure from both sides. With too little demand, decreasing rents are insufficient to cover maintenance and the units fall into a state of disrepair and become vacant and underused. With too much demand, the units are rehabbed into higher cost units. Rent-controlled apartments are counted as market rate units because there are no occupancy restrictions. The District's rent control law stipulates that, **under usual circumstances**, rents on market rate apartments built prior to 1975 may rise only as fast as the Consumer Price Index (CPI) for older adults and tenants with disabilities and the CPI plus two percent for everyone else. 500.7e

Rationale: These amendments provide a lengthier discussion regarding the racial inequalities in the Median Family Income, statistics, how this impacts housing affordability, and steps to address this inequality, reflected in the amendment to 504.8 and 504.28, below.

504.7 More deeply affordable housing production and preservation is needed to advance racial equity in housing because of the racial income gap. As shown in Figure 5.8, the proposed allocation of new affordable units should be 40 percent available to extremely low-income households, and 30 percent allocated each for low- and very low-income households. These targets would prioritize production and preservation of housing affordable to more of the District's residents of color. Achieving these targets requires actions from the public, non-profit, and private sector. Statutory and regulatory measures, including zoning, are necessary but not sufficient to produce very-low- and extremely-low-income rental housing and ownership opportunities for a range of households. Budgetary decisions at the federal and District levels are also essential to enable the continued operation of quality housing for these income levels. Resource choices also must be made between new housing production and preserving or restoring affordable housing stock. And, while the District has set ambitious goals to increase both market rate and affordable housing production, affordable housing production is lagging, requiring renewed assessment of how to effectively allocate and use limited resources. To advance racial equity in housing, an effective allocation of resources is needed for housing preservation

and production targeted to very-low and extremely-low-income households. 504.7

504.8

Policy H-1.2.2: Production Targets

Consistent with the Comprehensive Housing Strategy, work toward a goal that one-third of the new housing built in Washington, DC from 2018 to 2030, or approximately 20,000 units, should be affordable to persons earning 80 percent or less of the area-wide MFI. **In aggregate, Newly-produced** the supply of affordable units shall serve low-income households in proportions roughly equivalent to the proportions shown in Figure 5.8. **Set future housing production targets for market rate and affordable housing based on where gaps in supply by income occur and to reflect District goals. These targets shall acknowledge and address racial income disparities, including racially adjusted MFIs, in the District, use racially disaggregated data, and evaluate actual production of market rate and affordable housing at moderate, low, very-low, and extremely-low income levels.**

504.8

Rationale: The amendments provide a new, detailed explanation of the need to support more deeply affordable housing production to advance racial equity. The second amendment acknowledges this connection and provides guidance on setting future housing production targets that address racial differences in the median family income.

504.11

Policy H-1.2.4: Housing Affordability on Publicly Owned Sites

Require that 20 to 30 percent of the housing units built on publicly owned sites disposed of for housing, co-located with local public facilities, or sites being transferred from federal to District jurisdiction, are reserved for a range of affordable housing with long-term commitments to maintain affordability, **seeking to maximize production of including** extremely low and low-income for rental units, and very low- and low-income households for ownership units. Prioritize the provision of affordable housing in areas of high housing costs. Consider Universal Design and visitability. 504.11

Rationale: The amendment emphasizes the importance of maximizing deeply affordable housing on District-controlled sites.

504.17

Policy H-1.2.10 Redevelopment of Existing Subsidized and Naturally Occurring Affordable Housing

Prioritize, Encourage, and incentivize build-first, one-for-one, on-site, and in-kind replacement of affordable units, including larger family-sized units. In addition, encourage and incentivize relocation and right of return plans when projects redeveloping affordable housing seek additional density beyond that permitted by existing zoning. Work to identify and coordinate financial assistance to ensure long-term affordability, preferably permanent or for the life of the project, when projects meet these criteria. 504.17

Rationale: The amendment strengthens efforts to retain affordable housing units.

504.28

Action H-1.2.H: Priority of Affordable Housing Goals

To advance racial equity in housing, prioritize public investment toward housing production and preservation serving very-low and extremely-low income households.

Prioritize public investment in the new construction of, or conversion to, affordable housing in Planning Areas with high housing costs and few affordable housing options. Consider land use, zoning, and financial incentives where the supply of affordable units is below a minimum of 15 percent of all units within each area. 504.28

Rationale: The first amendment emphasized the importance of maximizing deeply affordable housing on District-controlled sites. The second amendments are to establish a District priority for investment in deeply affordable housing to advance racial equity in housing.

510.4a — **Text Box: Strategies for the Redevelopment of Existing Dedicated Affordable Housing**
~~Many of Washington, DC's affordable housing developments are aging past their functional lives. This means that, in addition to the affordability controls expiring, the structures and systems are sometimes in a state of disrepair, inefficient, and without modern amenities. Furthermore, the neighborhoods, the surrounding land uses, and the needs of Washington, DC have changed. As the cost of housing rises, the need for dedicated affordable units becomes even greater. For these reasons, redevelopment of expiring dedicated affordable housing should use several strategies that are critical to Washington, DC's growth as an inclusive District, such as:~~

- ~~▪ Increase the capacity of housing overall, including both market rate and affordable units;~~
- ~~▪ Advance mixed income neighborhoods with both market rate and affordable housing;~~
- ~~▪ Implement one for one replacement of affordable units;~~
- ~~▪ Provide family-sized housing, including multigenerational families;~~
- ~~▪ Build affordable units first to minimize displacement and maximize the return of residents to their community; and~~
- ~~▪ Include tenants' rights of return and comprehensive relocation plans for tenants prior to redevelopment.~~

510.4a —

510.4a **Text Box: Strategies for the Redevelopment of Existing Income-Restricted Affordable Housing**
Many of Washington, DC's affordable housing developments are aging past their functional lives. This means that, in addition to the affordability controls expiring, the structures and systems are sometimes in a state of disrepair, inefficient, and without modern amenities. Redevelopment or substantial rehabilitation to provide decent, safe housing and prevent displacement from lack of habitability is essential. Redevelopment, however, creates short- and long-term displacement risks. As the cost of housing rises, the need for income-restricted affordable units becomes even greater. Affordable housing properties may contain a layering of project- and tenant-based subsidies at the federal and local levels, as well as naturally occurring affordability. In many cases, many different types of subsidy may exist in one building, which presents a challenge in prescribing singular strategies to prevent displacement of low-income residents. Redevelopment or rehabilitation of income-restricted affordable housing should use the following strategies, ordered by priority, to minimize displacement, maximize the return of tenants to their community, and retain affordable housing.

- Include tenants' right of return to a replacement unit under the same tenancy qualifications. Provide a comprehensive relocation plan for tenants prior to redevelopment.
- Implement one for one replacement of income-restricted affordable units at the same affordability levels, and for the same unit sizes. Replace family sized housing on a one for one basis, including multi-generational families.
- Build replacement affordable units first prior to any physical relocation from existing affordable units.
- Projects accepting tenant-based vouchers must accept tenant-based vouchers following redevelopment.

In addition to the strategies listed above, redevelopment of affordable housing should increase the capacity of housing overall, including new dedicated affordable and market-rate units in mixed-income communities. 510.4a

510.5 — Policy H-2.1.1 Redeveloping Existing Dedicated Affordable Housing

~~Implement as many of the strategies listed in 510.4.a as possible when redeveloping existing dedicated affordable housing, recognizing that many strategies may be difficult to achieve or not appropriate for an individual redevelopment. The availability and certainty of land use and financial and regulatory incentives to make the projects feasible are critical to achieve these strategies. 510.5~~

510.5 Policy H-2.1.1 Redeveloping Existing Income-restricted Affordable Housing

Redevelopment of District-controlled affordable housing must make every effort to achieve all strategies. Redevelopment of income-restricted affordable housing by other parties should implement as many of the strategies in 510.4a as possible. The availability and certainty of land use and financial and regulatory incentives to make the projects feasible are critical to achieve these strategies. 510.5

506.9 — Policy H-1.4.4: Public Housing Renovation

~~Public housing is a critical part of meeting the demand for affordable housing and preventing displacement. Continue efforts to transform underfunded public housing projects to create equitable mixed-income neighborhoods. To the greatest extent possible, minimize temporary displacement and resident moves. Replace affordable units one-for-one within the District. Observe build first principles. Inform and engage with the affected community throughout the transformation process. Target such efforts to locations where private sector development interest can be leveraged to assist in revitalization. 506.9~~

506.9 Policy H-1.4.4: Public Housing Renovation

Public housing is a critical part of meeting the demand for affordable housing and preventing displacement. Continue efforts to transform underfunded public housing projects to create equitable mixed-income neighborhoods. An equitable mixed-income neighborhood is one in which residents describe the neighborhood as safe for them and responsive to their concerns and ideas. Inform and engage the affected community throughout the redevelopment process. Target such efforts to locations where private sector development interest can be leveraged to assist in the revitalization, and support community programs and services that assist with creating and maintaining equity. Redevelopment of District-controlled public housing must achieve all applicable strategies listed in 510.4a.

Rationale: These amendments provide stronger guidance and a priority order for the strategies listed in 510.4a. This guidance should be achieved to the maximum extent possible for income-restricted housing proposed for redevelopment by the District, including public housing renovations, and the guidance is strongly encouraged for redevelopment by all other parties.

506.14 Action H-1.4.C: DCHA improvements

Continue improving the **operations of the** District's existing publicly assisted housing, and Housing Choice Voucher, and Local Rent Supplemental Programs, including the **Family Self Sufficiency program, voucher homeownership, the** use of submarket rents to increase use

of vouchers in high-cost neighborhoods, and the RAD Program as needed for financing capital needs. Support residents' aspirations and skill building, such as through coaching, resident hiring and workforce development programs. To build skills encourage effective training of affordable housing residents in home maintenance. In addition, residents should be involved in management and maintenance and the effective renovation, inspection, and re-occupancy of vacant units. 506.14

506.16 *Action H-1.4.E Additional Public Housing*

Support DCHA's planning goals for its public housing units by developing strategies to meet the needs of existing units and create additional units. Use subsidies from HUD under the public housing Annual Contributions Contract (ACC), RAD, and other sources. Identify methods to use DCHA and HUD programs and resources to acquire or develop additional publicly assisted housing dedicated to extremely-low-income households for the life of the building or in perpetuity. 506.16

Rationale: These amendments add additional information and direction regarding improved operations and methods to acquire or develop publicly assisted housing.

503.4 *Policy H-1.1.2: Production Incentives*

Provide suitable regulatory, tax, and financing incentives to meet housing production goals, prioritizing moderate- and lower-income housing production. These incentives should continue to include zoning regulations that permit greater building area for commercial projects that include housing than for those that do not, and relaxation of height and density limits near transit. 503.4

Rationale: This amendment restores language that provides more opportunities and design flexibility to incentivize production.

510.8 *Policy H-2.1.4: Avoiding Displacement*

Maintain programs to minimize prevent displacement resulting from the loss of rental housing units due to demolition or conversion, and the financial hardships created by rising rents on tenants and other shocks or stresses. Employ TOPA, DOPA, and other financial tools, such as the HPTF and the Preservation Fund. In addition, provide technical and counseling assistance to lower-income households and strengthen the rights of existing tenants to purchase rental units if they are being converted to ownership units. 510.8

510.12 *Policy H-2.1.8: Direct Rental Assistance*

Develop and fund programs that provide direct rental subsidies for extremely low-income households (earning less than 30 percent of MFI), including persons experiencing homelessness and families in need of permanent shelter or rapid rehousing. Continue support for federally funded rental assistance programs, including affordable public housing, project-based Section 8, other project-based rental assistance, and the Housing Choice Voucher Program. 510.12

510.13 *Policy H-2.1.9: Redevelopment of Affordable Housing*

As dedicated affordable housing reaches the end of its functional life, support maintaining or expanding the quantity of dedicated affordable housing in the redevelopment of the site to the greatest extent feasible, in line with the District's goals as identified in the Framework Element including those for equity, racial equity and equitable development, and inclusion, and with all applicable redevelopment strategies as referenced in Policy H-2.1.1. 510.13

510.22 *Action H-2.1.1: Tracking Displacement*

Track neighborhood change, development, and housing costs to identify areas of Washington, DC that are experiencing, or likely to experience, displacement pressures. Collect, disaggregate, and monitor data to consider income and racial characteristics of the neighborhoods and households affected by or at risk of displacement. ~~and~~ Conduct racial equity analyses that identify the policies and underlying forces contributing to any inequities. Use the information to prepare reoccurring reports, improve program performance and target resources to ~~minimize~~ prevent displacement and help residents with the highest displacement risks stay in their neighborhoods. 510.22

Rationale: These amendments are intended to strengthen policy guidance regarding tools, monitoring, and efforts to avoid displacement and encourage the redevelopment of dedicated affordable housing.

510.11 *Policy H-2.1.7: Rent Control*

Maintain rent control as a tool for moderating the affordability of ~~older~~ rental properties and protecting long-term residents, especially older adults, low-income households, and those with disabilities. In considering refinements to the rent control program, the District should be careful to determine whether the proposed changes improve effectiveness, fairness, and affordability without discouraging maintenance and preservation of rental housing units. Rent control should be primarily considered a tenant protection and anti-displacement tool, and therefore should not be ~~considered when defining or assessing~~ utilized to define or assess progress toward income restricted affordable housing protection-production and preservation goals. 510.11

Rationale: This is to clarify that the last sentence is guidance in broader efforts to track affordable housing.

Chapter 6: Environmental Protection

625.5 *Action: E-64.4. A: Lead Pipe Testing*

Aggressively implement programs for residential, commercial, and governmental sectors to test for lead, replace lead feeder pipes, and educate the community on safe drinking water issues and stagnant water control. 625.5

Rationale: To clarify that lead programs include government facilities.

Chapter 7: Economic Development

703.15 *Policy ED 1.1.4: Promote Local Entrepreneurship*

Support District residents, including women-owned businesses and equity impacts enterprises (small, resident-owned Black and Brown business) seeking entrepreneurship opportunities through layered programs, including technical assistance, promotion of District products and services, and market development. 703.15

708.11 *Policy ED-2.2.6: Grocery Stores and Supermarkets*

Propose Support and incentivize the development of new grocery stores and supermarkets, and stores in neighborhoods with existing food deserts where residents currently travel long

distances for food and other shopping services and neighborhoods most affected by hunger and poverty to improve access to healthy, affordable food. Because such uses inherently require greater depth and lot area than is present in many commercial districts, consider adjustments to current zoning standards to depth and lot area to accommodate these uses, and explore new models like co-ops. 708.11

713.6 *Policy ED-3.1.2: Targeting Commercial Revitalization*

Continue to target government economic development programs to areas of greatest need and historically neglected areas, including older business areas with high vacancy rates and commercial centers that inadequately serve surrounding areas. All projects for commercial revitalization should serve existing neighborhood residents and support resident-owned businesses. Focus on equitably achieving critical mass to sustain viable neighborhood commercial centers, recognizing that critical mass may vary according to zoning and historical investments. Focus on those areas where the critical mass needed to sustain a viable neighborhood commercial center can be achieved. 713.6

Rationale: These amendments, proposed by Councilmember Henderson, seek to include women-owned businesses in entrepreneurship opportunities; provide additional strategies to encourage new grocery stores in food deserts; and base commercial revitalization assistance around an equitable assessment of critical mass.

716.3 As noted in the Educational Facilities Element of this plan, the District's public schools have implemented extensive reforms to improve curricula and upgrade learning environments. Still, more far-reaching efforts are needed to create a supportive environment for learning outside the classroom, including strengthening services for families and resources for parents. Early childhood learning and development are critical, ensuring that the District's youngest residents have healthy, stimulating, and supportive preschool years. It is also important to support adult learning and higher education programs that create pathways to opportunity, including those that can empower older residents to increase their skills and education to better connect with workforce opportunities. In order to adequately support curricula updates and student needs, extensive reforms must continue to prioritize the progress of at risk and the most vulnerable students. 716.3

716.8 *Policy ED-4.1.2: Career-Oriented Curriculum*

Engage employers to develop curriculum and preparation for school programs designed to result in a career upon graduation. sponsor schools and school programs. These efforts may must include input from industry leaders regarding curriculum design and program validation at both magnet and traditional schools. 716.8

716.16 *Action ED-4.1.B: Expanded Youth Services*

Expand collaboration between Washington, DC's education, human services, juvenile justice, and workforce development agencies to better serve the District's youth, reduce barriers to employment, and connect District students with education and training opportunities that lead to career-track employment. Expand the DOES year-round jobs program and other job center services to effectively serve youth customers. In addition, continue to support the Marion Barry Summer Youth Employment Program for youth and young adults up to 24 years of age. 716.16

716.17 *Action ED-4.1.C: Partnerships for Outside- the- Classroom Learning*

Track the outcomes of mentoring, internship and tutoring programs offered by the District's institutional and nonprofit organizations to better understand where there may be

duplication and where there may be gaps. Gather qualitative feedback, in addition to quantitative program results, directly from mentees, interns or program attendees to receive first-hand accounts on the needs for these programs. 716.17

- 717.11 *Policy ED-4.2.3: Focus on Economically Disadvantaged Populations*
Focus workforce development efforts on economically disadvantaged communities, including minority communities of color, and particularly those with many unemployed or marginally employed residents. Assistance should also be focused on groups most in need, including persons with limited work skills, the LGBTQ+ community, persons with disabilities, single mothers, youth leaving foster care, returning citizens, and persons with limited English proficiency. 717.11
- 717.24 *Policy ED-4.2.16: Digital Literacy*
Support digital literacy by improving access to technology, including providing internet access and training, through the DCPL system and through other resources to address and further close the digital divide. Increased internet access and technological skills are critical to the District's workforce development programs. Prioritize the communities with the greatest need, including vulnerable populations and those with limited access to technology. Expand broadband access to the District's broadband and Wi-Fi network, prioritizing communities with the lowest connectivity rates. 717.24
- 717.27 *Action ED-4.2.C: Employer Needs Assessments*
Conduct annual surveys of employer needs, particularly in high- growth industries. Using this report, develop new workforce training development services and strategies to respond to ~~these the~~ changing needs of employees and employers. 717.27

Rationale: The Economic Development element includes sections on education and workforce development. The amendments are intended to strengthen and clarify guidance on curricula development to help at risk and vulnerable students, and to clearly incorporate industry guidance into curricula for careers upon graduation; to seek and use better qualitative feedback on external programs; expand economically disadvantaged groups and address the digital divide.

Chapter 8: Parks & Open Space

- 816.1 The Parks and Recreation Master Plan estimated that meeting the projected parks and recreation needs of the District would require \$1.2 billion in capital funds over the next 20 years. The District government has neither the land nor the dollars to completely fill parkland gaps and meet future recreational needs on its own. In addition to capital costs, competing budget needs make it difficult to deliver optimal levels of services, maintenance, and programming. In 2015, the District spent about \$162 per capita, per year on its park system. While this was slightly above the average for large U.S. cities, more resources may be required to meet District goals for quality and equity. Through increased investment, collaboration with the federal government, and community partnerships, community resources non-traditional forms of support can be leveraged to dramatically improve access to open space and recreational services. It is important to foster agreements with the federal government, public and private schools, local colleges and universities, major employers, and others in the private sector ~~are an important part of the~~ in support of the District's efforts to broaden recreational choices for all residents. 816.1

Rationale: This amendment strengthens language around various ways to build support for park services.

Chapter 9: Urban Design

903.25 *Action UD-1.1.E: View Corridor Study and Guidelines*
~~Conduct a study, in coordination with the National Capital Planning Commission, to document existing public view corridors and codify their typologies; and develop design guidance for preserving and enhancing them to strengthen views and improve the pedestrian experience. Conduct one or more studies, in coordination with the NCPC, to inventory, analyze, and categorize important viewsheds to and from major public open spaces and important view corridors, and develop design guidance for preserving and enhancing views, strengthening the image of the capital city and the District, and improving the pedestrian experience.~~ 903.25

906.11 *Policy UD-1.4.4: Priority Avenues and Gateway Corridors*
Focus the District's avenue and gateway corridor design improvements on historically important or symbolic streets, including 16th Street, Rhode Island Avenue, North Capitol Street, Pennsylvania Avenue SE, and New York Avenue. Support federal efforts to preserve Constitution and Independence Avenues as major boulevards. **Coordinate with NCPC to preserve and enhance the character of avenues and streets with shared federal and local interests that have important viewsheds and connections to federal and cultural structures and open spaces.** 906.11

Rationale: These amendments provide consistency with similar actions and policies in the Federal Elements.

Chapter 12: Educational Facilities

1216.9 *Policy EDU-4.1.5: Co-location of Work and Child Development Centers*
Encourage major institutional employers, **including District government agencies,** to provide on-site child development facilities for children of employees and encourage the opportunity to expand education, training, and research for human development professionals. 1216.9

Rationale: To clarify that District government agencies are encouraged to provide on-site child development facilities for their employees.

1216.11 *Policy EDU-4.1.7: Partnerships*
Explore collaborations with **other District agencies,** educational organizations, and business partners that can help to increase the availability of quality early childhood education, child development, after-school, and pre-school programs for all residents, especially low-and middle-income households, and families of children with disabilities. 1216.11

Rationale: To include government agencies outside of the education sector as potential collaborators for availability of various programs. This could include agencies like DCPL, DPR, DC Commission on the Arts and Humanities, Department of Behavioral Health, and others for programming. It would also include DGS for the identification of available

District-owned space to provide these programs.

Chapter 13: Infrastructure

- 1306.5 *Policy IN-2.1.1: Improving Wastewater Collection and Treatment*
Provide for the safe and efficient collection and treatment of wastewater generated by the District's households and businesses. Ensure that new development does not ~~exacerbate~~ exceed wastewater system capacity. 1306.5
- 1306.6 *Policy IN-2.1.2: Investing in Wastewater Treatment Facilities*
The Blue Plains treatment plant should be maintained and upgraded as needed to meet capacity needs to accommodate growth in the District and to incorporate technological advances in wastewater treatment. Provide sustained capital investment in the District's ~~wastewater treatment sewer and stormwater collection~~ system to maintain and sustain capacity. Construct the Clean Rivers Project to control combined sewer overflows and meet water quality standards. Continue to reduce overflows of untreated sewage and improve the quality of effluent discharged to surface waters. ~~The Blue Plains treatment plant should be maintained and upgraded as needed to meet capacity needs and to incorporate technological advances in wastewater treatment.~~ 1306.6
- 1306.8 *Action IN-2.1.A: Wastewater Collection and Treatment Capital Improvement Program*
Continue to implement wastewater treatment improvements as identified in the DC Water CIP. ~~These Collection system~~ projects include the replacement of undersized, aging, or deteriorated sewers; the installation of sewers to serve areas of new development or redevelopment; ~~and~~ replacement and rehabilitation of pumping station force mains, and the Clean Rivers Project. Capital projects are required to rehabilitate, upgrade, or provide new facilities at Blue Plains to ensure that it can reliably meet its NPDES permit requirements now and in the future. 1306.8
- Rationale:** These amendments were requested by DC Water to provide updated information on various projects, including the Clean Rivers Project.
- 1304.11 *Action IN-1.2.D: Residential Lead Line Replacement Program*
~~Encourage~~ Require identification and replacement of all ~~residential~~ lead water mains and residential service pipes District-wide, focusing on households with children, low income residents, and communities of color. Encourage completion of such efforts within a 10-year timeline. Explore Support and expand opportunities to assist District homeowners in affordably replacing lead service lines, complementing DC Water's program. 1304.11
- 1308.8 *Policy IN-2.3.1: Reducing CSO Outfalls and Overflow Events*
Reduce the number of CSO outfalls that drain into the region's rivers and reduce the number of CSO events by completing implementation of DC Water's Clean Rivers Project, which will reduce CSO outfall events by 98 percent to the Anacostia River and 96 percent system-wide when fully implemented. Encourage development of additional remediation efforts to address remaining CSO events to account for increased storm frequency and intensity from climate change and support fishable/swimmable water quality in the District's streams and rivers. 1308.8
- 1310.5 *Policy IN-3.1.3 Zero Waste*
Work to achieve zero waste in the District by 2032 by diverting 80 percent or more of waste

generated in Washington, DC. This diversion can be achieved through reuse, composting, and recycling. **Encourage DPW implementation of a curbside food waste pickup diversion and composting program.** 1310.5

Rationale: These amendments are intended to strengthen and provide more strategies for residential lead line replacement, additional CSO remediation efforts, and food waste programs.

1313.10 *Policy IN-4.2.5: Privacy and Security*
Smart-city services and solutions should strike an appropriate balance between capability and privacy so that they have or use appropriate resilience and cybersecurity measures. **In all applications that involve collection and storage of user data, the District shall anonymize data to protect the privacy of individual residents, workers and visitors to the extent possible.** 1313.10

1313.11 *Policy IN-4.2.6: Data Privacy*
The privacy of residents, workers, and visitors should be protected through careful management of data in both specific and aggregate forms. Washington, DC is committed to being open and transparent about the “who, what, where, when, why, and how” of data collection, transmission, processing and use, but these factors should be balanced with data privacy and security considerations. **The District should anonymize data collection to protect the privacy of individual residents, workers and visitors when possible.** 1313.11

1314.6 *Policy IN-4.3.4: Data-Sharing Agreements*
Establish appropriate data-sharing agreements with private sector entities and others who use District infrastructure. **All such agreements shall anonymize and protect the personally identifiable information of District residents, workers and visitors.** 1314.6

Rationale: These amendments strengthen data privacy language.

Chapter 17: Far Northeast/Southeast Area

1714.5 *Action FNS-2.4.B: Supportive Studies Along the Benning Road Corridor*
Prepare appropriate planning and development studies to build upon and update the 2008 Small Area Plan for the Benning Road corridor to support enhanced physical connections and improved economic and community development conditions at the Minnesota and Benning Road Metro stations and sites proposed for more intense mixed-use development along Benning Road, including Fletcher Johnson. Planning studies should complement existing community planning efforts for the redevelopment of Fletcher Johnson.

Rationale: The Benning Road corridor has several development projects in progress and has strong development opportunities at two Metro stations. Originally proposed as a Future Planning Analysis Area, these sites would benefit instead from planning studies linked to the timing and activities of ongoing redevelopment efforts.

Chapter 18: Far Southeast/Southwest Area

1808.20 Action FSS-1.1.C: Pilot Displacement-Free Strategies

Explore and develop pilot strategies to protect against displacement in a Ward 8 area facing the threat of resident and local business displacement from rapid economic development. Strategies could include an expanded version (to a greater number of low income residents) of the senior citizen real property tax deferral program, and the deployment of organizers to ensure that tenant associations are formed and to build capacity of existing tenant associations so that they are aware of their rights under District law. Strategies should address low-income homeowners and renters of private, public and subsidized housing. Use the results of the pilot to identify District-wide applications.

Rationale: This amendment is to explore pilot strategies to minimize potential displacement in rapidly gentrifying locations in Ward 8.

Chapter 20: MidCity Area

2014.9 *Policy MC-2.4.1: ~~Preserving the Character of~~ Creating an Inclusive Adams Morgan*
 Preserve the historic character of ~~the~~ Adams Morgan ~~community~~ through historic landmark and district designations, and by ensuring that new construction is compatible with the prevailing heights and densities in the neighborhood. ~~and provides opportunities for affordable housing.~~ Residential density added through the Future Land Use Map should be used to create additional affordable housing above and beyond existing legal requirements, in order to contribute to the neighborhood's share of dedicated affordable units, which is currently one of the lowest in Mid-City. 2014.9

2014.10 *Policy MC-2.4.2: Preference for Local-Serving Businesses*
 Enhance the local-serving, multi-cultural character of the 18th Street NW/Columbia Road NW business district. Encourage small businesses that meet the needs of local residents, as well as an appropriate mix of establishments that both neighbors and visitors to the area can enjoy. Develop and implement strategies for support and retention of minority-owned businesses. 2014.10

2014.11 *Policy MC-2.4.3: Mixed-Use Character*
 Encourage retention of the older mixed-use buildings along 18 Street NW and Columbia Road NW and facilitate infill projects that complement them in height, scale, and design. Discourage conversion of existing apartment buildings in the commercial area to non-residential uses, and ensure ~~that the stability of renter households, particularly for Black and Hispanic/Latino residents. the long-term viability of these uses is not compromised.~~ 2014.11

Rationale: These amendments are intended to strengthen language in support of additional affordable housing and retention of existing businesses and renter households.

Chapter 21: Near Northwest Area

2115.12 *Policy NNW-2.5.5: Study Potential for Removing Highway Infrastructure in Foggy Bottom*
 Study the feasibility of improving Foggy Bottom and West End's access to the Potomac River, including the E Street NW corridor and the connection to Whitehurst Freeway, and existing park land, and create new open space and new development parcels by reconfiguring existing transportation infrastructure. Reconnecting to the District grid is essential for improving

neighborhood connectivity and to support desirable enhanced transportation, improved park accessibility, affordable housing, and neighborhood-oriented development. 2115.12

2115.15 Action NNW-2.5.C: Foggy Bottom River, Park, and Cultural Access Study

Study the feasibility of reconfiguring existing highway infrastructure in Foggy Bottom so as to maximize the benefits and accessibility of the open space and parkland and maintain overall park space, reconnect the gaps in the street grid and urban fabric, create opportunities for affordable housing production, improve pedestrian and bike connections to and from Georgetown, the Kennedy Center, President's Park, National Mall, national parkland, and other attractions, and create new memorials, linear parks, and civic spaces. 2115.15

Rationale: These changes were suggested by the National Capital Planning Commission and will help harmonize the District Elements with the Federal Elements. Councilmember Pinto requested inclusion of the Whitehurst Freeway connection in this study area.

Chapter 22: Rock Creek East Area

2211.12 Action RCE-2.1.C: Takoma Metro Station Redevelopment

Review the Takoma Central District redevelopment guidelines for the Metro Station in accordance with the updated Future Land Use Map designations for the site and the updated Rock Creek East Area Elements. Enforce the Takoma Central District Plan redevelopment guidelines for the Metro station. 2211.12

Rationale: The Takoma Central District Plan was created in 2002. Much has changed in the past 20 years. This entire Comp. Plan amendment process was undertaken to effectuate change, including providing more housing and particularly more housing at metro stations. This change is intended to guide development on the Takoma Metro Station site using the most current policy direction.

~~**2209.7 Policy RCE-1.2.7: Health Care Facilities for Special Needs Populations**~~

~~Provide additional facilities, services, and programs to meet the mental and physical health needs of Rock Creek East residents, and to promote healthy aging. 2209.7~~

Rationale: The Mayor's proposal consolidated text related to group homes in the District-wide elements. This policy remained in the Rock Creek East Element. Removing it addresses concerns that Rock Creek East is intended to be the focus of these facilities.

Chapter 23: Rock Creek West Area

2311.8 Action RCW-2.1.A: Large Hotel Sites

~~Carefully monitor future proposals for the Omni Shoreham and Marriott Wardman Park hotels should include analysis of impacts on adjacent residential and commercial areas, prepared by property owners to ensure compliance with the Zone regulations and prevent adverse effects on the adjacent residential community. Proactively address ongoing issues at the hotels, such as tour bus motor coach and visitor parking.~~

Future development and operational proposals for the Omni-Shoreham hotel should include analyses of impacts on adjacent residential and commercial areas and appropriate mitigating measures, prepared by the property owner. Proactively address ongoing issues at the hotel, such as motor coach and visitor parking. The redevelopment of the Wardman Park hotel site should be studied and included in neighborhood planning efforts. 2311.8

Rationale: These changes reflect that the Wardman Park hotel is no longer in use and the site will be sold for another use.

2309.12 *Action RCW-1.2.A: Combined Sewer Separation*
Continue efforts to separate storm and sanitary sewers consistent with Consent Decree requirements, and continue to rehabilitate sewers within the area's stream valleys, ~~with a priority on rehabilitating the combined sewer in Glover Archbold Park.~~

Rationale: This amendment updates language to reflect current activities of DC Water.

Chapter 25: Implementation

2501.4 Throughout the Comprehensive Plan elements, the term "racial equity lens" is used for activities ranging from preparing small area plans to evaluating development decisions. The intent is for District agencies to develop processes and tools tailored to various programs, activities, and decisions, that center and account for the needs of residents of color, to achieve these outcomes:

- Identify and consider past and current systemic racial inequities;
- Identify who benefits or is burdened from a decision;
- Disaggregate data by race, and analyze data considering differing impacts and outcomes by race; and
- Evaluate the program, activity or decisions to identify measures, such as policies, plans, or requirements, that reduce systemic racial inequities, eliminate race as a predictor of results, and promote equitable development outcomes.

Rationale: This amendment provides further guidance on the desired outcomes when applying a racial equity lens.

2502.9 *Policy IM-1.1.4: Incentives for Achieving Goals and Policies*
Use zoning incentives, such as increased height and density, in appropriate locations to achieve Comprehensive Plan goals and policies, including advancing equitable development and meaningful racial equity outcomes and increased housing and affordable housing supply. A variety of tools, regulatory measures, incentives, or more efficient processes should be explored and implemented as appropriate to encourage development consistent with Comprehensive Plan goals that offer benefits to address District-wide and neighborhood needs. These could include flexibility with zoning requirements, entitlement and regulatory relief, permissive design review, reduction of parking requirements, expedited entitlement review, waivers of various fees, and other financing tools. 2502.9

Rationale: This amendment offers potential examples of tools that could be used to incent development that achieves District goals.

2502.11 *Policy IM-1.1.6: Studies Informing Zoning Case Approvals*

To the extent the following factors are relevant for consideration, ensure that zoning case reviews on matters such as PUDs are informed by: (1) transportation and infrastructure studies and recommended conditions of approval to mitigate potential impacts; (2) agreements for financing any necessary improvements, including public and private responsibilities; and (3) agreements to comply with District employment and hiring requirements and other regulations that provide public benefits to District residents; and (4) racial equity reviews, as identified in IM-1.1.B. 2502.11

Rationale: This amendment is to clarify and connect the use of a racial equity process in zoning case approvals.

2503.2 Further, the Generalized Policy Map identifies Future Planning Analysis Areas and describes them as follows: "Areas of large tracts or corridors where future analysis is anticipated to ensure adequate planning for ~~appropriate equitable~~ development. Boundaries shown are for illustrative purposes. Final boundaries will be determined as part of the future planning analyses process for each area. Planning analyses generally establish guiding documents. ~~(including, but not limited to, Small Area Plans, development frameworks, a technical studies, design guidelines, or Planned Unit Developments if accompanied by robust planning, or master plans already approved by the National Capital Planning Commission.~~ Such analyses shall precede any zoning changes in this area. The planning process should evaluate current infrastructure and utility capacity against full build out and projected population and employment growth. Planning should also focus on issues most relevant to the community that can be effectively addressed through a planning process. Individual planning analyses may study smaller areas than the Analysis Area. For the purposes of determining whether a planning analysis is needed before a zoning change, the boundaries of the Future Planning Analysis Areas shall be considered as drawn. The evaluation of current infrastructure and utility capacity should specify the physical or operational capacity both inside the boundaries and any relevant District-wide infrastructure available." 2503.2

2503.3 Notwithstanding 2503.2, rRe-zoning proposals received prior to planning studies in these Future Planning Analysis Areas ~~that would have been inconsistent with the Future Land Use Map adopted in December 2012 shall be discouraged and will be considered inconsistent with the Comprehensive Plan.~~ may be considered if the following occur or have occurred: a Small Area Plan, development framework, technical study, design guidelines, Planned Unit Development, master plan already approved by the National Capital Planning Commission, or the re-zoning proposal would have been consistent with the 2012 Future Land Use Map. The intent is that both steps of the two-step process must occur: planning analyses and then appropriate rezoning, although in the case of a Planned Unit Development the planning analyses and rezoning may be combined. To advance deeply affordable housing production, proposals that reserve at least 25 percent of housing units as affordable to very-low- and extremely-low-income households for the life of the building in Future Planning Analysis Areas with high housing costs and few affordable housing options may proceed in advance of planning analyses. 2503.3

Rationale: The amendment clarifies that it is acceptable to submit a re-zoning proposal in a Future Planning Analysis Area following planning analyses, or if the proposal is consistent with the 2012 FLUM map. Language is added to allow development that includes significant amounts of deeply affordable housing to be proposed in Future Planning Analysis Areas prior to planning studies, recognizing the District's interest in advancing deeply affordable housing production.

2503.4 *Policy IM-1.2.1: Small Area Plans*

Prepare Small Area Plans and other planning studies for parts of Washington, DC where detailed direction or standards are needed to guide land use, transportation, housing, urban design, equitable development and other future physical planning decisions. These plans ~~should-must~~ be conducted using a racial equity lens and consider use of a racial equity impact analysis or similar tools. The focus should be on areas that offer opportunities for new residential, commercial, and mixed-use development, or areas with challenges or characteristics requiring place-specific planning actions. 2503.4

Rationale: The amendment provides stronger direction on conducting planning using a racial equity lens.

2503.6 *Policy IM-1.2.3: Protocol for Small Area Plans*

Ensure that Small Area Plans and other studies take a form appropriate to the needs of both the community and the District, reflecting community and District-wide needs, District-wide and neighborhood economic development policies and priorities, market conditions, and implementation requirements. As with any other commitment of public resources, Small Area Plan work should consider competing demands, available staffing and time, and available funding. Such plans ~~should-must~~ be shaped using a racial equity lens and address topics such as neighborhood revitalization and conservation needs and strategies, achieving housing and affordable housing targets, addressing displacement, aesthetic and public space improvements, circulation improvements and transportation management, capital improvement requirements and financing strategies, the need for zoning changes or special zoning requirements, and other implementation techniques necessary to achieve plan objectives. Small Area Plans are typically approved by resolution of the DC Council, and information from these plans may be subsequently incorporated into the Comprehensive Plan Elements. If approved by DC Council resolution, the Small Area Plans should be used as supplemental guidance by the Zoning Commission where not in conflict with the Comprehensive Plan. A Small Area Plan can be incorporated into, and given the same force as, the Comprehensive Plan by DC Council act. 2503.6

Rationale: The amendment provides stronger direction on conducting planning using a racial equity lens and broadens topics for study in Small Area Plans.

2505.4 *Policy IM-1.4.2: Monitoring Neighborhood Trends*

Monitor social, economic, community, and real estate trends that might require land use actions or policy modifications. Incorporate current, reliable data in Washington, DC's land use planning efforts, and use that data consistently across District agencies. This data ~~should~~ **must** be disaggregated by race ~~where possible~~. 2505.4

Rationale: This amendment strengthens policy direction on data disaggregation.

2507.2 *Policy IM-1.5.1 Equitable Public Participation*

Throughout the Comprehensive Plan, policies and actions describe various planning activities. District-led planning activities shall provide meaningful, accessible, and equitable opportunities for public participation early and throughout these planning activities. Planning activities led by other federal, regional, non-profit, or private entities will be encouraged to follow this policy guidance. Public outreach and engagement tools and practices should be developed appropriate to the needs of the communities included in the study, reflecting the geographic area, scale, and type of planning study. Partner with and

involve the community in developing plans and studies, including the comprehensive plan, small area plans, and other District-sponsored plans. **Use virtual public engagement options to expand public participation opportunities.** To promote full, transparent, and equitable participation, public engagement must be undertaken that enables low-income households, communities of color, older adults, and individuals with disabilities to participate fully and equitably, recognizing potential disparities in access to information and technology, availability of time and resources, and other issues. 2507.2

Rationale: Added language to encourage virtual public engagement.

- 2512.4 The Mayor shall begin the process for a full rewrite of the District Elements of the Comprehensive Plan no later than ~~January 5, 2026~~ **January 7, 2025** for submission to Council by ~~June 5, 2027~~ **June 6, 2027**. The rewrite shall address the following issues:
- The District Elements should be informed by the 2020 Census and analysis of the impacts of the global pandemic to Washington, DC.
 - The District Elements should be clear, concise, accessible, and usable, significantly reduced in length, redundancy, and detail from the current version.
 - The Future Land Use Map and Generalized Policy Map should be evaluated for effectiveness in achieving District goals, appropriateness of categories, clarity, and ease of use. The granularity of the maps should be evaluated to distinguish them from zoning maps.
 - The rewrite shall be centered around equity, particularly racial equity, resilience, and affordability.
 - The rewrite should evaluate and as needed, set new regional and District housing production targets.

Prior to starting the rewrite, the Mayor shall provide to the Council and make available to the public a short paper describing the proposed rewrite process and timeline, including how it will evaluate the issues identified above. The public participation and comment process shall be clearly identified at the start of the rewrite, and consistent with policies in Section IM-1.5 Public Input of this element. 2512.4

Rationale: This amendment moves up the date to start the Comprehensive Plan rewrite by one year, and also specifies preparation of a paper that will explain the rewrite process to the Council and public.